

**Marked Agendas  
Approved Minutes  
Approved Reports**

# **Agendas and Minutes for the Development Review Board can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 1, 2018 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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**2529 North Hayden  
33-DR-2017**

**Location:** 2529 North Hayden Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for a multi-family development comprised of 5 three-story buildings, with 31 dwelling units in approximately 63,500 square feet of building area, all on a 1.6-acre site.

## OWNER

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Hayden Virginia LLC  
480-947-6200

## ARCHITECT/DESIGNER

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BSB Design

## ENGINEER

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EPS Group

## APPLICANT CONTACT

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Kelly Lannan  
Hayden Virginia LLC  
480-947-6200

## BACKGROUND

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### Zoning

The site is zoned Multiple-family Residential district (R-5). The R-5 zoning district allows for multi-family dwelling units.

### Context

This site is located at the former Harper's Nursery, at the southeast corner of the intersection of East Virginia Avenue and North Hayden Road.

### Adjacent Uses and Zoning

- North Commercial/office, zoned Service Residential district (S-R) and residential, zoned Multiple-family Residential district (R-5)
- South Commercial/office, zoned Service Residential district (S-R)

- East Village Grove Thirteen subdivision, zoned Single-family Residential district (R1-7)
- West Multi-family residential, zoned Multiple-family Residential district (R-5)

### **Key Items for Consideration**

- Redevelopment project
- Removal and replacement of trees

### **DEVELOPMENT PROPOSAL**

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#### **Goal/Purpose of Request**

The applicant is requesting approval for a new multi-family development consisting of five (5) three-story buildings, totaling 31 individual dwelling units with attached garages on the 1.6-acre site.

#### **Neighborhood Communication**

The applicant and the City sent out notification to property owners within 750 feet of the project site. Staff received several phone calls throughout the review process inquiring about the details of the application and expressing concerns about potential traffic impacts to East Virginia Avenue. Staff also received an email from one of the immediately adjacent property owners across the alley to the east of the project, expressing concerns relating to balconies, trees, and the privacy and visual impacts to the adjacent neighborhood.

### **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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This project includes a modified version of a standard gated entry based on the number of units and the layout proposed, reducing the queuing distance to fit the site while providing sufficient functionality. The project relocates the primary entry to the site onto East Virginia Avenue, with an exit only point onto North Hayden Road. This allows for the elimination of several existing curb cuts along North Hayden road and replaces them with a new 8-foot-wide detached sidewalk along the property frontage.

Each of the 31 proposed 3-story dwelling units includes its own integrated 2-car, side-by-side or tandem, attached garage. The site design also allows for 8 guest parking spaces accessed from the main drive aisle. The building design includes shade canopies over the primary windows and recessed balconies.

The existing mature trees along eastern boundary of the site were evaluated, but could not reasonably be preserved in their location onsite without significant impacts to their root systems or limitations to the development of the site. Staff worked with the applicant to address concerns expressed by the neighbors to find replacement species and size trees that will provide for buffering and screening between this project and the adjacent residences.

#### **Development Information**

- Existing Use: Plant Nursery
- Proposed Use: Multi-family Residential
- Parcel Size: 2.42 gross acres  
1.62 net acres  
40,601 square feet
- Dwelling unit space (residential): 63,538 square feet

- Building Height Allowed: 36 feet (1 story within 50 feet of R1-7 district)
- Building Height Proposed: 36 feet (setback +50 feet from R1-7 district)
- Parking Required: 62 spaces
- Parking Provided: 70 spaces
- Open Space Required: 15,532 square feet / 0.36 acres
- Open Space Provided: 25,195 square feet / 0.58 acres
- Number of Dwelling Units Allowed: 37 units
- Number of Dwelling Units Proposed: 31 units
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 12.8 dwelling units per acre

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**STAFF RECOMMENDATION**

**Recommended Approach:**

Staff recommends that the Development Review Board approve 2529 North Hayden per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

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**RESPONSIBLE DEPARTMENT**

**Planning and Development Services**

Current Planning Services

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**STAFF CONTACT**

Jeff Barnes

Senior Planner

480-312-2376


E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

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**APPROVED BY**

  
\_\_\_\_\_  
Jeff Barnes, Report Author

2/9/2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

2/12/18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

2/23/18  
\_\_\_\_\_  
Date

## **ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Building Elevations
  - 7. Perspective
  - 8. Material and Color Board
  - 9. Landscape Plans
  - 10. Electrical Site Plan
  - 11. Exterior Lighting Cutsheets
  - 12. Citizen Input

**Stipulations for the  
Development Review Board Application:  
2529 North Hayden  
Case Number: 33-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by BSB Design, with a city staff date of 1/3/18.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by BSB Design, with a city staff date of 1/3/18.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by G.K. Flanagan Associates, Inc., with a city staff date of 1/3/18.
4. The Case Drainage Report submitted by EPS Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
5. The Preliminary Water and Wastewater Basis of Design reports submitted by EPS GROUP and accepted in concept by the Water Resources Department. The Final Water and Wastewater Basis of Design reports must be submitted and approved prior to any submittal of improvement plans.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

6. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
7. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

8. Roof drainage systems shall be interior to the buildings, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Except as specified above, no exterior drain pipes, downspouts, or gutters will be permitted.
9. Final plans submittal shall include section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
10. Final plans submittal shall indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
11. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
12. Service entrance sections (SES) shall be incorporated into the design of the buildings, either in a separate utility room, or the face of the SES shall be flush with the building face. SES access points shall be located on the east side of each building so that they are not visible from adjacent to a public right-of-way, roadway easement, or private streets, in accordance with the Design Standards and Policies Manual, Section 2-1.402.

### **SITE DESIGN:**

#### **DRB Stipulations**

13. Perimeter and site walls shall be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
14. Final plans submittal shall include design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Please refer to the Scottsdale Commercial Design Guidelines, Site Design, On-site Amenities and Special Features.
15. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
16. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Detail 2146-1.
17. Before any permit is issued for the site, the owner shall submit and receive land assemblage approval for the two parcels affected by this development.

**EXTRIOR LIGHTING:**

**Ordinance**

- A. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- B. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- C. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- D. The initial vertical luminance at 6-foot above grade, along the east property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

- 18. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 19. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET INFRASTRUCTURE:**

**Stipulations**

- E. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- F. At the time of final plans, the owner shall underground the electrical and communication line running from the alley onto the subject property.
- G. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - i. NORTH HAYDEN ROAD
    - a. Construct at the intersection with East Virginia Avenue a traffic safety triangle as specified in the DSPM Section 5-3.119D and Figure 5.3-27.
    - b. Construct at the intersection with East Virginia Avenue a sidewalk ramp to meet current ADA compliance and COS Standard Detail 2234.
    - c. Construct the driveway on North Hayden Road per DSPM Section 5-3.200, Section 5-3.205 and COS Standard Detail 2256, CL-1 Type - exit only.
    - d. Remove all existing driveway and replace with new curb, gutter and sidewalk.

ii. EAST VIRGINIA AVENUE

- a. Construct the driveway per DSPM Section 5-3.200, Section 5-3.205 and COS Standard Detail 2250 and 2255, M-1 type.
- b. Construct new 6-foot-wide sidewalk along the site frontage per SRC Section 47-36, DSPM Section 5.3-100 and COS 2016 Transportation Master Plan Chapter 7 Section 8.
- c. Construct the alley entrance to meet current ADA compliance and COS Standard Detail 2250.

20. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

**WATER AND WASTEWATER:**

**DRB Stipulations**

21. Before the of civil construction document submittal, the owner shall obtain approval of the Basis of Design reports for water and wastewater from to Water Resources Department. The civil construction document submittal shall be consistent with the approved Water and Wastewater reports. Any design that modifies the approved reports requires from the owner a site-specific addendum to the reports, subject to review and approval by City staff.
- a. Final Water Basis of Design report shall provide calculation to show sufficient flow is provided to the proposed fire hydrants per DSPM Section 6-1.206.
  - b. Final Wastewater Basis of Design report shall provide capacity analysis to the nearest 15-inch sewer main per DSPM Section 7-1.205.
22. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

23. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

24. Prior to the issuance of a building permit for the development project, the owner shall dedicate a sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
25. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

26. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

**LANDSCAPE:**

**DRB Stipulations**

27. With the final landscape improvement plans, an additional five (5) trees, of a minimum 36-inch box size, shall be provided along the North Hayden Road frontage in the landscape area between the back of curb and the detached sidewalk.
28. With the final landscape improvement plans the proposed trees within the landscape buffer along the along the eastern site boundary shall be increased in quantity and planted at a separation distance of twenty (20) feet on center.
29. With the final landscape improvement plans, additional vegetation shall be provided by around the refuse enclosure at the southeast corner of the site, along the southern property boundary between the driveway and the site wall, and the east of the main entrance.
30. With the final landscape improvement plans, 50-60% of the proposed 1-gallon Turpentine Bush along the North Hayden Road frontage, shall be substituted with an alternate variety of 5-gallon plants.



Context Aerial

ATTACHMENT 1

33-DR-2017



Commercial

San Tropez  
Apartment Homes

Multiple-Family Residential

Scottsdale Hayden  
Apartment Homes

Multiple-Family Residential

Service-Residential

Single-Family Residential

E. Virginia Avenue

E. Wilshire Drive

N. Hayden Road

Site

Multiple-Family Residential

Single-Family Residential

Service-Residential

Q.S.  
14-47

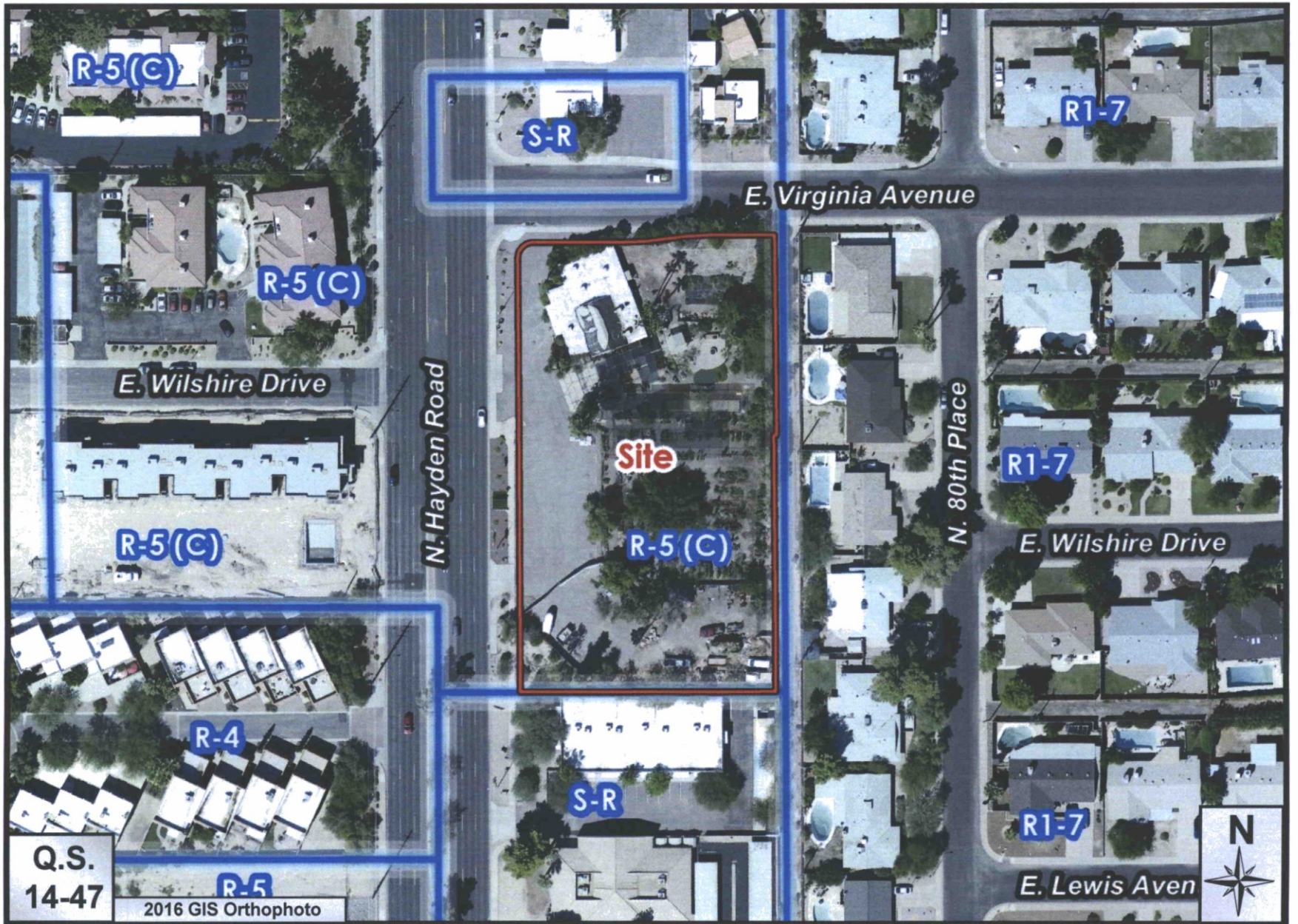
Google Earth Pro Imagery



Close-Up Aerial

ATTACHMENT 1A

33-DR-2017



Zoning Map

ATTACHMENT 2

33-DR-2017

# 2529 N. HAYDEN TOWNHOMES



2529 NORTH HAYDEN RD. SCOTTSDALE, AZ 85257

## **DEVELOPMENT REVIEW NARRATIVE**

Submitted: August 11, 2017

2<sup>nd</sup> Submittal: October 31, 2017

3<sup>rd</sup> Submittal: January 3, 2018

**33-DR-2017**

ATTACHMENT 2

4/23/18

## INTRODUCTION

Del Pueblo Communities is a proud South-Scottsdale based development company providing exceptionally sensitive, well-designed communities for more than two decades. True to the company's core values, Del Pueblo Communities is seeking Development Review approval to create yet another distinctive, quality, for-sale residential townhome community at the southeast corner of Hayden Road and Virginia Avenue, in south Scottsdale. This proposed 31-unit townhome community is planned for 1.8 acres of R-5 zoned land with a total gross density of 12.8 dwellings per acre.

Currently the site for Harper's Nursery and landscape materials storage, this site offers a fitting redevelopment opportunity in a prime location. This proposed townhome development is designed for a broad demographic, appealing to empty nesters, young families, and millennials who seek a contemporary and secure turn-key community. Located near shopping, employment, and entertainment, this urban enclave has a pedestrian friendly design with front entries along landscaped paseos and exclusive two-car garages accessed from private auto-courts. The five buildings consist of three-story townhomes designed with a variety of private outdoor living spaces on each level of the homes, with views of the open space and amenities.

A central pool and recreation area provides a gathering place for residents and guests and is a focal point from the main entrance on Virginia Avenue. A secondary egress location and emergency access point is located at the southern portion of the site, providing direct access to Hayden Road. The design is sensitive to the existing single-family homes located east of the abutting public alley. The proposed buildings are a minimum of 65' from the single-family property line and three of the five buildings provide an even greater setback. A landscape buffer of mature trees and new landscaping will create a lush vegetative screen between the proposed townhomes and the existing homes.

## SITE & CONTEXT

The site consists of two parcels of land located at the southeast corner of the T-intersection of Hayden Road and Virginia Avenue. Virginia Avenue is a local collector road located one quarter-mile south of Thomas Road, and extends east from Hayden Road. The site has operated as a landscape nursery and outdoor storage for the past 50+ years, and began operations prior to most of the surrounding development. The area is well established with a mix of commercial, employment, and residential uses in close proximity. The site is bound by office uses on the north and south, 2 and 3-story multi-family apartment style homes on the west, with an alley and single-family homes to the east. Specifically, the adjacent uses and zoning are as follows:

- North: Dentist Office (S-R) and Hayden Villa Condominiums (R-5)
- East: 16' Alley ROW and Single-family Homes (Village Grove 13) (R1-7)
- South: Offices (S-R)
- West: Multi-family - Wilshire Place Condos, and Macallister Scottsdale (R-5)

The project is located within the Southern Scottsdale Character Area, which supports the City's desire to achieve a sustainable balance of appropriate land uses along transportation corridors, such as Hayden Rd. The General Plan land use designation for this site is Mixed-Use Neighborhoods, which support the proposed density, character, and form planned for this site. The Southern Scottsdale Character Area

Plan presents a vision for South Scottsdale to grow as a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors and innovation businesses. The proposed townhome project will add to this sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment as guided by the following values:

- Reinvest in underutilized properties near Southern Scottsdale's corridors
- Provide diversity in the surrounding housing choices
- Create a sustainable neighborhood promoting social interaction and support the local economy
- Promote alternative transportation choices/options
- Enhance opportunities for open space and public gathering places
- Promote shaded, pedestrian and bicycle-friendly streets
- Proximity to planned Activity Area and Opportunity corridor

Through these values, Hayden Townhomes will assist in transforming the Southern Scottsdale vision into the built environment of the community. Additionally, this proposal will complement the surrounding area as a new and attractive housing option for the neighborhood. It will also utilize existing infrastructure investment and promote the community goal for quality infill development and reinvestment.

## **DEVELOPMENT REVIEW BOARD CRITERIA**

**1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

*Response:* The proposed 31-unit single-family attached townhome development is in substantial conformance with the current General Plan Land Use of Mixed-Use Neighborhoods. The Land Use Element describes this category as areas that can accommodate higher density housing with strong access to multiple modes of transportation with a focus on human scale development. Consistent with the Goals and Approaches of the Land Use Element, this use will support the following Citywide Land Use Policies and Local Land Use Relationships:

3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.
4. Maintain a balance of land uses that support high quality of life, a diverse mixture of housing...
5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices...
6. Promote land use patterns that conserve resources, such as land, clean air, water, and energy...
7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.
9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

**2. The architectural character, landscaping and site design of the proposed development shall:**

**a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood**

*Response:* The site design reflects traditional neighborhood design principles with human scale pedestrian orientation, front porch garden entries, and rear-accessed garages. The building layout and architecture will enhance the surrounding environment with an inviting and articulated pedestrian streetscape along the abutting street frontages and an architectural style that complements the adjacent buildings on Hayden Road. Lush, low-desert themed landscape will be integrated with a meandering decorative view fence and pedestrian entries to create a seamless and intriguing streetscape experience. Exceptional setbacks and landscape buffers provide an effective transition to properties east of the existing alley.

**b. Avoid excessive variety and monotonous repetition;**

*Response:* The site plan utilizes a variety of building elevations with a consistent design theme. There are three different building configurations in this plan, with a total of five buildings. Each Townhome building consists of three separate floor plans and elevations. This variety in architectural configuration will project a varied, but unified aesthetic of colors and feature elements for this location.

**c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles**

*Response:* The architectural design responds to the desert climate through north/south solar orientation, and the implementation of deep window awnings and projections, recessed windows, and shaded balconies and porches. Elements such as durable siding and materials will be deigned to hold up to the harsh sun and provide relief in hot summers. The open spaces, amenities, and balconies take advantage of Arizona's climate to promote year-round outdoor living.

**3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

*Response:* The entrance to the development is from Virginia Avenue, a collector street and ideal location for safe, controlled access to the site. Virginia Avenue is a fully improved T-intersection with Hayden Road. A secondary exit-only and emergency access is located at the southwest most corner of the site, providing direct (right-out only) access to Hayden Rd. The internal drive aisle is a private access way to three auto-courts extending west to access the "alley-loaded" garages. The south most auto-court also serves as an exit-only location and secondary emergency access to Hayden Rd.

The site is designed to promote safe pedestrian mobility over the personal automobile. All internal sidewalks provide direct access from each unit to the interior amenities and to the Hayden and Virginia street frontage sidewalks and transit stops.

**4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

*Response:* All mechanical equipment, appurtenances, and utilities will be screened by both the building parapet and associated site walls that are integral with the building and architectural design.



N. HAYDEN RD.

E. CAMBRIDGE AVE.

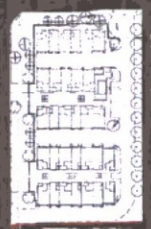
VIRGINIA AVE.

E. WILSHIRE DR.

E. WILSHIRE DR.

E. LEWIS AVE.

N. 80TH PL.



SCALE: 1" = 100'

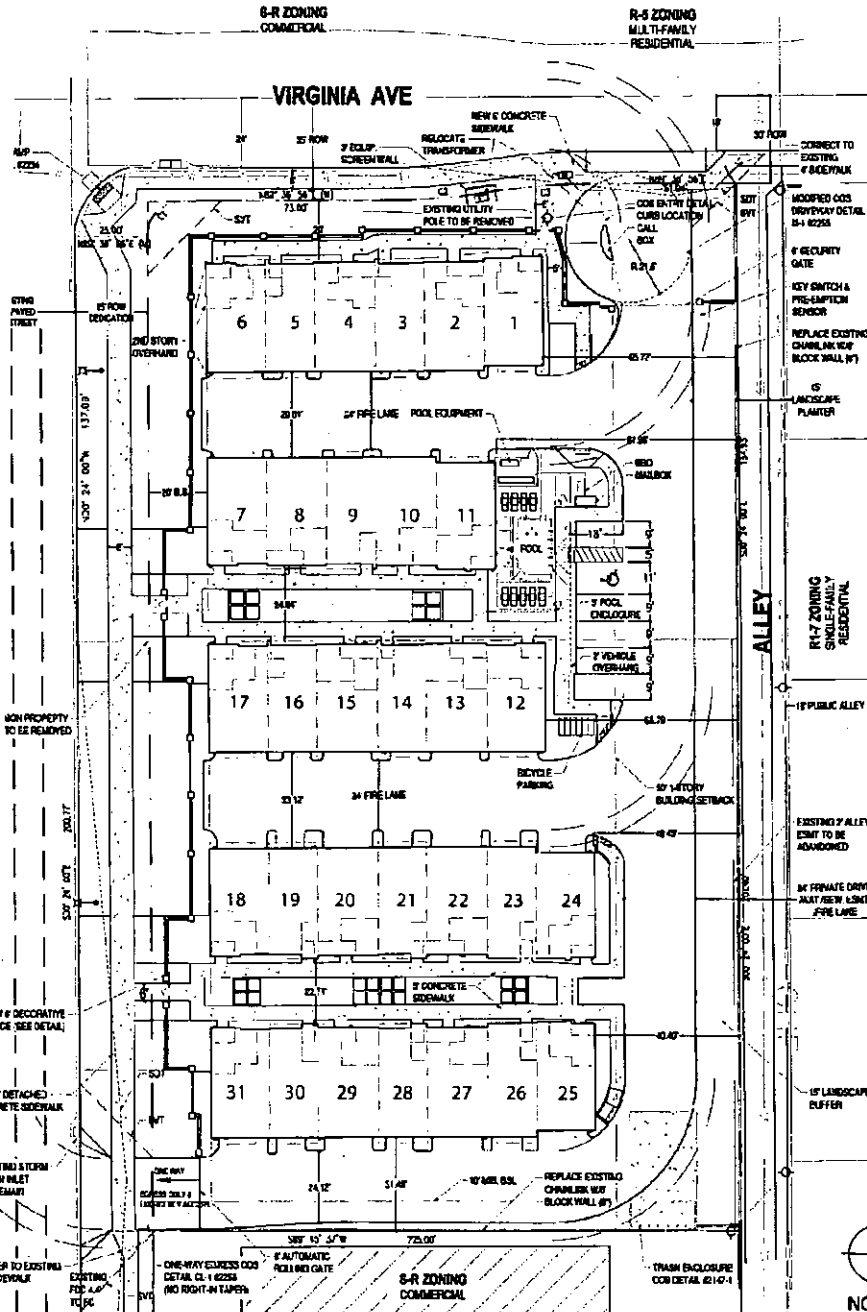


ISSUE DATE: 7/13/17  
REVISIONS

2529 N. HAYDEN TOWNHOMES

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ATTACHMENT 4



**PROJECT DATA**

APNs: 131-02-110B & N  
 EXISTING ZONING: R-5 MULTIPLE-FAMILY RESIDENTIAL  
 EXISTING USE: COMMERCIAL LANDSCAPE NURSERY  
 PROPOSED USE: MULTIFAMILY RESIDENTIAL  
 GROSS LOT AREA: 2.42 AC (105,475.7 SF)  
 NET LOT AREA: 1.62 AC (70,601 SF) (HROW=79,071 SF)  
 DWELLING UNITS: 31 (2 BEDROOMS)  
 ALLOWED DU/AC: 23  
 PROPOSED DU/AC: 17.8  
 LOT COVERAGE (NET): 31.25%  
 GROSS FLOOR AREA: 63,538 SF  
 ALLOWED HEIGHT: (36) 3 STORY  
 PROPOSED HEIGHT: (36) 3 STORY  
 REQUIRED OPEN SPACE (NET): 22% (15,532 SF)  
 PROPOSED OPEN SPACE (NET): 35% (25,195 SF)  
 REQUIRED FRONT OPEN SPACE: 205F x 545.816F = 10,917 SF  
 PROPOSED FRONT OPEN SPACE: 11,303 SF

**BUILDING SETBACKS:**

REQUIRED	PROVIDED
FRONT: 0	20'
STREET SIDE: 0	20'
ALLEY SIDE: 10' DR D + 0.75' (50' from Zone Boundary)	49.5'
REAR: 15' OR 0	31'

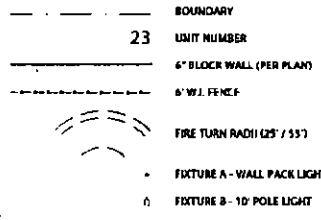
**PARKING SUMMARY**

**AUTO PARKING REQUIRED:**  
 TOWNHOUSES: 31 UNITS X 2 SP: 62 SP  
 REQUIRED ACCESSIBLE SPACES: 3 SP (4% OF TOTAL SPACES)

**AUTO PARKING PROVIDED:**  
 GARAGE: 62 SP  
 DRIVE-UP: 8 SP  
 VAN AL ACCESSIBLE SPACES PROVIDED: 1 SP  
 TANDEN GARAGES ADA ADAPTABLE (11 SPACES)

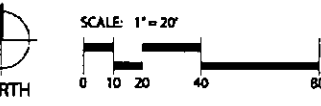
**BICYCLE PARKING PROVIDED:** 7 SP (10% OF REQUIRED VEHICLE SPACES)

**LEGEND**



**CURVE TABLE**

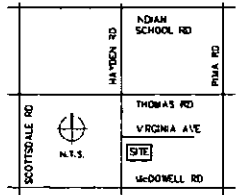
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	19.85'	12.00'	16.97'	090°00'00"
C2	31.66'	200.00'	31.63'	009°04'17"
C3	31.66'	200.00'	31.63'	009°04'12"



**SITE PLAN NOTES**

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING & DEVELOPMENT SERVICES' IMPACT TEAM SERVICES DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLE, IF PROVIDED, SHALL BE ONE POLE COMBINATION.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.

**VICINITY MAP**



**PROJECT TEAM**

**OWNER:** DEL PUERTO COMMUNITIES  
 J. PATRICK LANHAM  
 7320 E. ANGUS DRIVE  
 SCOTTSDALE, AZ 85016  
 P: 480.947.6200  
 E: JPL@AZDELPUERTO.COM

**ARCHITECT:** BSB DESIGN, INC.  
 RICK HENRY  
 9150 E. DEL CAMINO, STE 105  
 SCOTTSDALE, AZ 85258  
 P: 480.663.2100  
 E: RHENRY@BSBDESIGN.COM

**CIVIL ENGINEER:** FFS GROUP  
 MARK MCGRATH, PE  
 125 S. AVONDALE BLVD., STE 115  
 AVONDALE, AZ 85323  
 P: 480.773.4599  
 E: JOHN.MCGRATH@FFSGROUPINC.COM

**SURVEY:** TERRAMARK LAND SURVEYING  
 GREG FLANNAGAN, PLS  
 4626 N. 44TH STREET  
 PHOENIX, AZ 85018  
 P: 480.440.1748  
 E: MGRN@TERRAMARKSURVEYING.COM

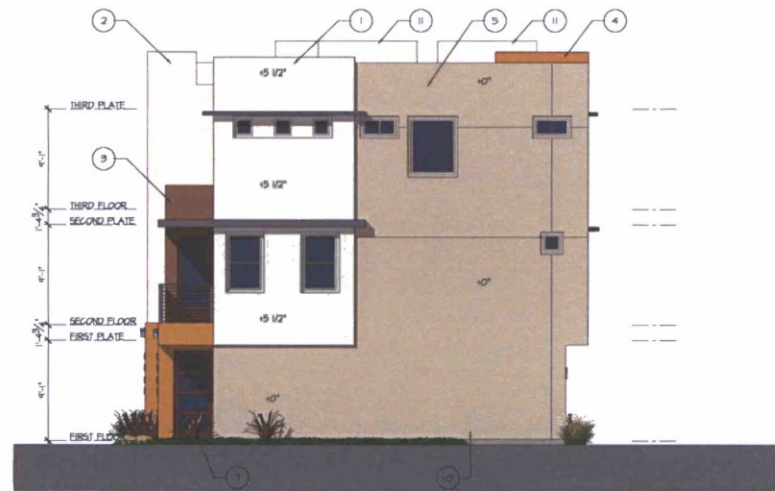
**LANDSCAPE G.R. FLANNAGAN ASSOCIATES ARCHITECT:**  
 GREG FLANNAGAN, PLS  
 4626 N. 44TH STREET  
 PHOENIX, AZ 85018  
 P: 602.912.9691  
 E: GREG@GRFASSOCIATES.COM

**UNIT DATA**

UNIT TYPE	LIVABLE S.F.	BEDS/BATHS	OUTDOOR LIVING SPACE:	REQUIRED	PROVIDED
A	1,163	2/2.5	GROUND FLOOR:	10% (8.3 SF)	
			MAIN FLOOR:	5% (29.5 SF)	
			UPPER FLOOR:	5% (27.2 SF)	
			TOTAL:	65 SF	121 SF
B	1,255	2/2.5	GROUND FLOOR:	10% (13.4 SF)	
			MAIN FLOOR:	5% (11.5)	
			UPPER FLOOR:	5% (29.7 SF)	
			TOTAL:	73.6 SF	92.8 SF
C	1,550	3/3	GROUND FLOOR:	10% (122 SF)	
			MAIN FLOOR:	5% (16 SF)	
			UPPER FLOOR:	5% (132.2)	
			TOTAL:	90 SF	90 SF

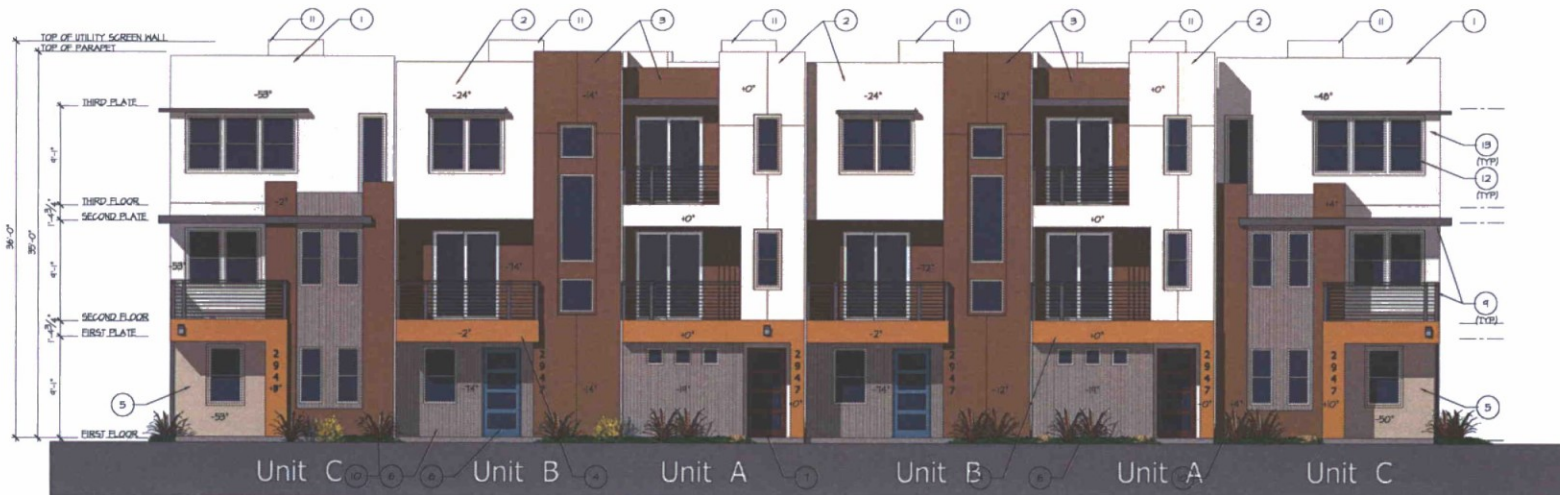
**EXTERIOR ELEVATION  
COLORS KEY NOTES:**

- 9 THE FOLLOWING COLORS KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
1. COLOR: S1028 INCREDIBLE WHITE.
  2. COLOR: S1030 ANEM GRAY.
  3. COLOR: S12807 ROOKWOOD MED BROWN.
  4. COLOR: S12014 DIVERSE BEIGE.
  5. COLOR: S12817 ROOKWOOD AMBER.
  6. SIDING: JAMES HARDIE COBBLE STONE.
  7. COLOR: S18051 SILKEN PEAKCOCK.
  8. COLOR: S18608 RAVE RED.
  9. COLOR: S18606 BLACK BEAN.
  10. ROOF OVERFLOW, ROOF DRAIN INSIDE WALL.
  11. UTILITY SCREEN PARAPET WALL.
  12. PARAMOUNT WINDOWS LOW E GLASS.
  13. STUCCO SYSTEM.
  14. ELECTRICAL METERS / PANELS FOR ALL UNITS.



**Right Elevation**

SCALE: 3/8"=1'-0" (SHOW KTS. PART)



**Front Elevation**

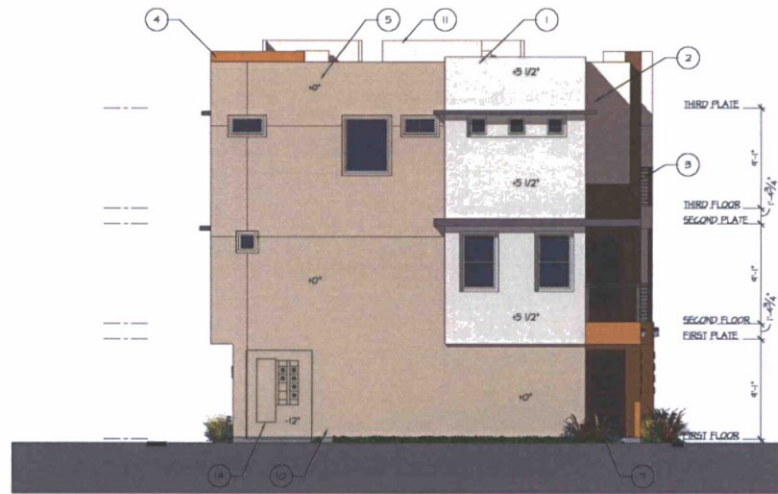
SCALE: 3/8"=1'-0" (SHOW KTS. PART)

**Exterior Elevations  
Building 1 - '6-Plex'**

**EXTERIOR ELEVATION  
COLORS KEY NOTES:**

④ THE FOLLOWING COLORS KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. COLOR: S4K1028 INCREDIBLE WHITE.
2. COLOR: S4K1030 ANEM GRAY.
3. COLOR: S4K2807 ROOKWOOD MED BROWN.
4. COLOR: S4K019 DIVERSE BEIGE.
5. COLOR: S4K2817 ROOKWOOD AMBER.
6. SIDING: JAMES HARDIE COBBLE STONE.
7. COLOR: S4K059 SILKEN PEACOCK.
8. COLOR: S4K6608 RAVE RED.
9. COLOR: S4K6006 BLACK BEAN.
10. ROOF OVERFLOW, ROOF DRAIN INSIDE WALL.
11. UTILITY SCREEN PARAPET WALL.
12. PARAMOUNT WINDOWS LOW E GLASS.
13. STUCCO SYSTEM.
14. ELECTRICAL METERS / PANELS FOR ALL UNITS.



**Left Elevation**

SCALE: 3/8"=1'-0" (24x36) K15 (Rev 1)



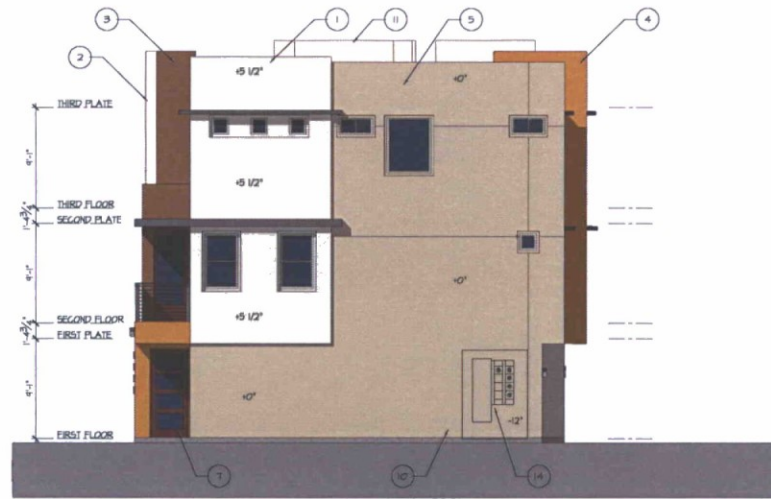
**Rear Elevation**

SCALE: 3/8"=1'-0" (24x36) K15 (Rev 1)

**Exterior Elevations  
Building 1 - '6-Plex'**

**EXTERIOR ELEVATION  
COLORS KEY NOTES:**

- 8 THE FOLLOWING COLORS KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
1. COLOR: S17028 INCREDIBLE WHITE.
  2. COLOR: S17030 ANEX GRAY.
  3. COLOR: S12801 ROOKWOOD MED BROWN.
  4. COLOR: S10714 DIVERSE BEIGE.
  5. COLOR: S12817 ROOKWOOD AMBER.
  6. SIDING: JAMES HARDIE GOBBLE STONE.
  7. COLOR: S19034 SILKEN PEACOCK.
  8. COLOR: S16608 RAVE RED.
  9. COLOR: S16006 BLACK BEAN.
  10. ROOF OVERFLOW, ROOF DRAIN INSIDE WALL.
  11. UTILITY SCREEN PARAPET WALL.
  12. PARAMOUNT WINDOWS LOW E GLASS.
  13. STUCCO SYSTEM.
  14. ELECTRICAL METERS / PANELS FOR ALL UNITS.



**Right Elevation**

SCALE: 3/8"=1'-0" (40MM KTS. @1/8")



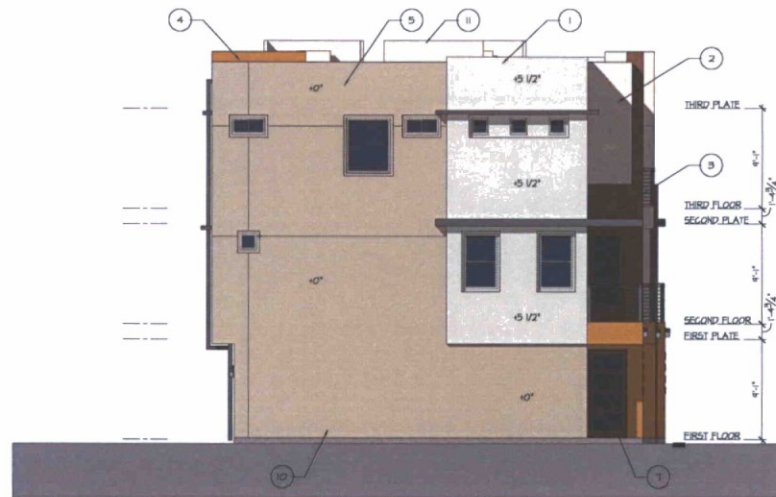
**Front Elevation**

SCALE: 3/8"=1'-0" (40MM KTS. @1/8")

**Exterior Elevations  
Building 2 - '5-Plex'**

**EXTERIOR ELEVATION  
COLORS KEY NOTES:**

- THE FOLLOWING COLORS KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
1. COLOR: S1K102B INCREDIBLE WHITE.
  2. COLOR: S1K103D ANEM GRAY.
  3. COLOR: S1K2071 ROOKWOOD MED BROWN.
  4. COLOR: S1K2174 DIVERSE BEIGE.
  5. COLOR: S1K20171 ROOKWOOD AMBER.
  6. SIDING: JAMES HARDIE COBBLE STONE.
  7. COLOR: S1K6054 SILKEN PEACOCK.
  8. COLOR: S1K6608 RAVE RED.
  9. COLOR: S1K6006 BLACK BEAN.
  10. ROOF OVERFLOW, ROOF DRAIN INSIDE WALL.
  11. UTILITY SCREEN PARAPET WALL.
  12. PARAMOUNT WINDOWS LOW E GLASS.
  13. STUCCO SYSTEM.
  14. ELECTRICAL METERS / PANELS FOR ALL UNITS.



**Left Elevation**

SCALE: 3/8"=1'-0" (24X36) K.T.S. (NOT)



**Rear Elevation**

SCALE: 3/8"=1'-0" (24X36) K.T.S. (NOT)

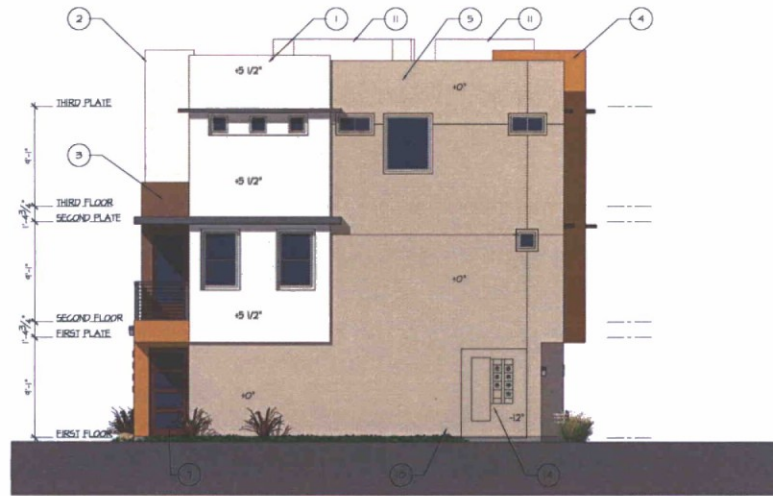
**Exterior Elevations  
Building 2 - '5-Plex'**





**EXTERIOR ELEVATION  
COLORS KEY NOTES:**

- ① THE FOLLOWING COLORS KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.
1. COLOR: SIK102B INCREDIBLE WHITE.
  2. COLOR: SIK1030 ANEN GRAY.
  3. COLOR: SIK2807 ROOKWOOD MED BROWN.
  4. COLOR: SIK074 DIVERSE BEIGE.
  5. COLOR: SIK2817 ROOKWOOD AMBER.
  6. SIDING: JAMES HARDIE COBBLE STONE.
  7. COLOR: SIK409A SILKEN PEACOCK.
  8. COLOR: SIK660B RAVE RED.
  9. COLOR: SIK6006 BLACK BEAN.
  10. ROOF OVERFLOW ROOF DRAIN INSIDE WALL.
  11. UTILITY SCREEN PARAPET WALL.
  12. PARAMOUNT WINDOWS LOW E GLASS.
  13. STUCCO SYSTEM.
  14. ELECTRICAL METERS / PANELS FOR ALL UNITS.



**Right Elevation**

SCALE: 3/8"=1'-0" (24x36) N.T.S. (REV 0)



**Front Elevation**

SCALE: 3/8"=1'-0" (24x36) N.T.S. (REV 0)

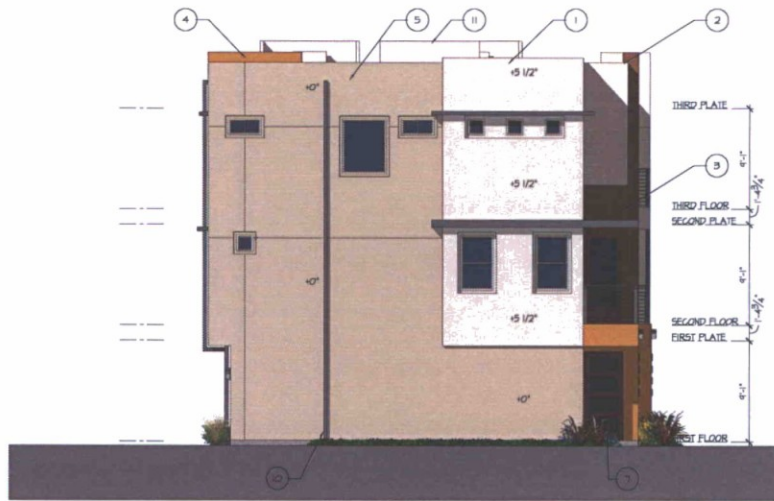
**Exterior Elevations  
Buildings 4 & 5 - '7-Plex'**

ISSUE DATE: 11/20/2023

19200 N. Hayden Townhomes

200  
201  
202  
EXT

BUI



**Left Elevation**

SCALE: 1/4"=1'-0" (24x36) N.T.S. (RWT)

**EXTERIOR ELEVATION  
COLORS KEY NOTES:**

8 THE FOLLOWING COLORS KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

1. COLOR: SIK1025 INCREDIBLE WHITE.
2. COLOR: SIK1030 ANEM GRAY.
3. COLOR: SIK2801 ROOKWOOD MED BROWN.
4. COLOR: SIK0719 DIVERSE BEIGE.
5. COLOR: SIK2817 ROOKWOOD AMBER.
6. SIDING: JAMES HARDIE COBBLE STONE.
7. COLOR: SIK0251 SILKEN PEACOCK.
8. COLOR: SIK6608 RAVE RED.
9. COLOR: SIK6006 BLACK BEAN.
10. ROOF OVERFLOW, ROOF DRAIN INSIDE WALL.
11. UTILITY SCREEN PARAPET WALL.
12. PARAMOUNT WINDOWS LOW E GLASS.
13. STUCCO SYSTEM.
14. ELECTRICAL METERS / PANELS FOR ALL UNITS.



**Rear Elevation**

SCALE: 1/4"=1'-0" (24x36) N.T.S. (RWT)

**Exterior Elevations  
Buildings 4 & 5 - '7-Plex'**





Rear Perspective



Front Perspective

Building 2 - '5-Plex'



Rear Perspective



Front Perspective

Building 3 - '6 Plex'



Rear Perspective



Front Perspective

Buildings 4 & 5 - '7 Plex'

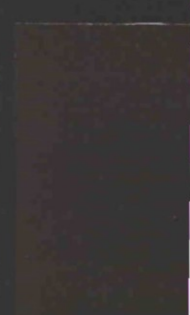
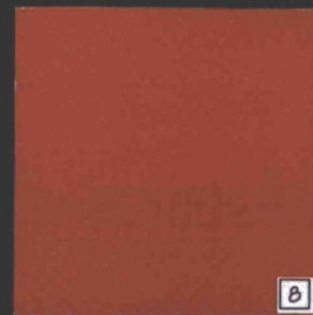
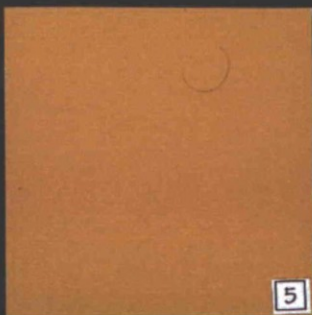
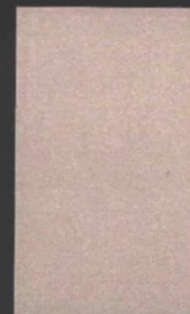
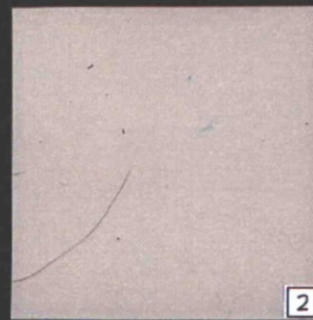
# 2529 N. Hayden Townhomes



	Manufacture	Color	
Paint Color	Sherwin Williams	Incredible White	SW7028
Paint Color	Sherwin Williams	Anew Gray	SW7030
Paint Color	Sherwin Williams	Rookwood Medium Brown	SW2807
Paint Color	Sherwin Williams	Diverse Beige	SW6079
Paint Color	Sherwin Williams	Rookwood Amber	SW2817
Vertical Siding	Jamies Hardie	Cobble Stone	
Paint Color	Sherwin Williams	Silken Peacock	SW9059
Paint Color	Sherwin Williams	Rave Read	SW6608
Paint Color	Sherwin Williams	Black Bean	SW6006

*Del Pueblo*  
COMMUNITY

# 2529 N. Hayden Townhomes



*Del Pueblo*  
COMMUNIT



S-R ZONING  
COMMERCIAL

R-5 ZONING  
MULTIFAMILY  
RESIDENTIAL

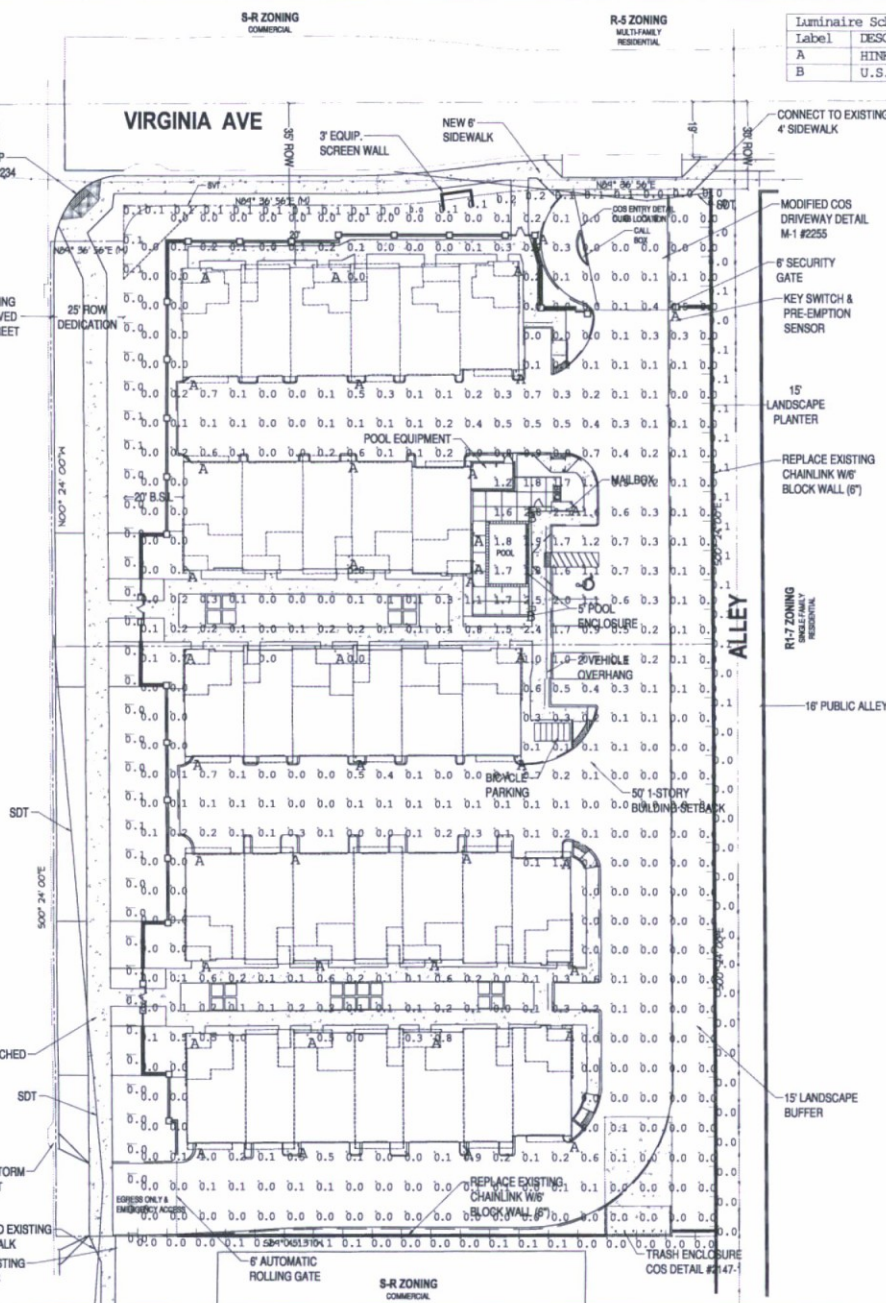
Luminaire Schedule

Label	DESCRIPTION	MTG HGT	LLF	Lum. Lumens	Lum. Watts	Qty
A	HINKLEY # 1662BZ LUNA LED	6'	1.000	427	30	39
B	U.S. ARCHITECTURAL #RZR-M-FLD-VSQ-W-24LED-350mA-NW	10'	1.000	3622	28.2	2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.21	2.8	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.
West Property Line	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.

VIRGINIA AVE



CONNECT TO EXISTING  
4' SIDEWALK

MODIFIED COS  
DRIVEWAY DETAIL  
M-1 #2255

6" SECURITY  
GATE

KEY SWITCH &  
PRE-EMPTION  
SENSOR

15'  
LANDSCAPE  
PLANTER

REPLACE EXISTING  
CHAINLINK W/6"  
BLOCK WALL (6')

ALLEY

R-17 ZONING  
SMALL-FAMILY  
RESIDENTIAL

16' PUBLIC ALLEY

50' 1-STORY  
BUILDING SETBACK

50' 2-STORY  
BUILDING SETBACK

50' 3-STORY  
BUILDING SETBACK

50' 4-STORY  
BUILDING SETBACK

50' 5-STORY  
BUILDING SETBACK

50' 6-STORY  
BUILDING SETBACK

50' 7-STORY  
BUILDING SETBACK

50' 8-STORY  
BUILDING SETBACK

**33-DR-2017**  
**1/03/18**

EXTERIOR SITE LIGHTING / PHOTOMETRIC PLAN



SCALE 1"=20'-0"





<b>LUNA 1662BZ</b>	
BRONZE	

WIDTH:	9.0"
HEIGHT:	5.0"
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED LENS
BACKPLATE WIDTH:	9.0"
BACKPLATE HEIGHT:	5.0"
SOCKET:	2-7.50W LED *INCLUDED

<b>LED INFO:</b>	
LUMENS:	600
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	8w
INCANDESCENT EQUIVALENCY:	50w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	4.0"
TTO:	2.5"
VOLTAGE:	120V
UPC:	640665166200

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®

# RAZAR SERIES-LED

## S P E C I F I C A T I O N S

### OPTICAL HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance  $\leq \pm .002"$ ) to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

### ELECTRICAL HOUSING w/ INTEGRATED ARM

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

### PLED® OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

### LED DRIVER(S)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

### LED EMITTERS

High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

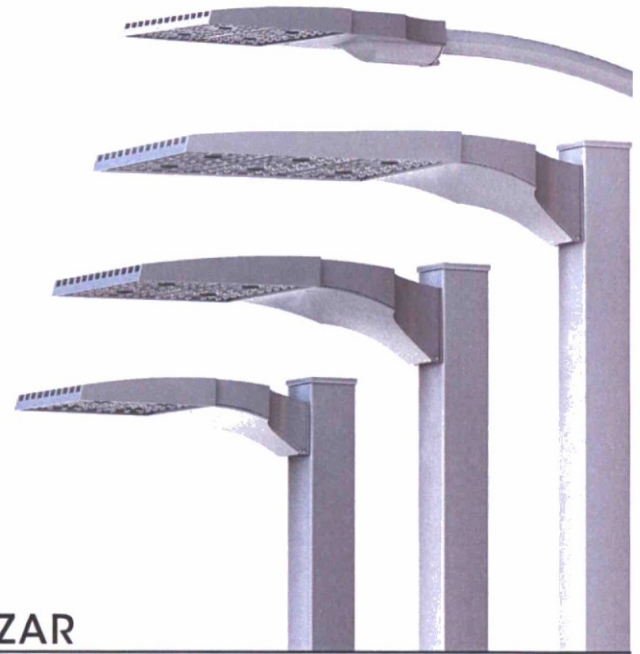
### FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

### MAST ARM FITTER/ELECTRICAL HOUSING

Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

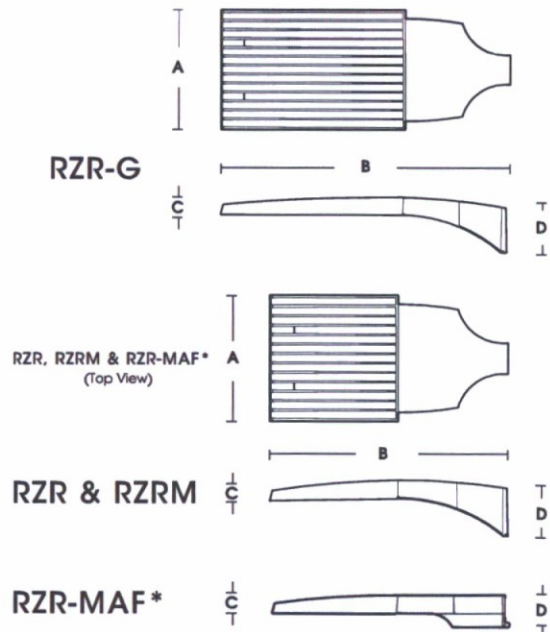
PROJECT TYPE:



## RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF\*)

PATENT PENDING



FIXTURE	A	B	C	D
<b>RZR-G</b>	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
<b>RZR</b>	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
<b>RZRM</b>	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
<b>RZR-MAF</b>	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

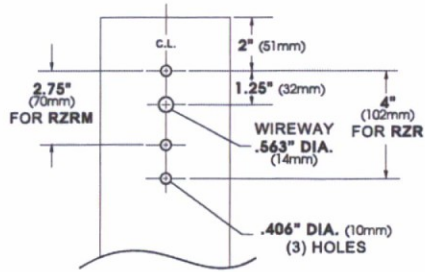
\*DLC PENDING AS OF 7/17



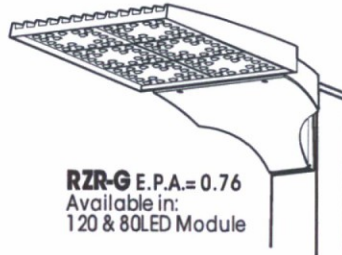
2017193

## SPECIFICATIONS

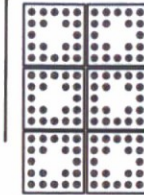
### POLE DRILLING TEMPLATE



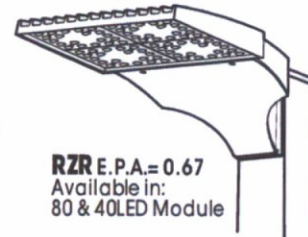
### PLED® MODULES



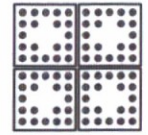
**RZR-G** E.P.A.= 0.76  
Available in:  
120 & 80LED Module



120 LED Module



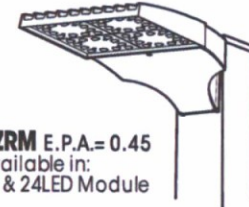
**RZR** E.P.A.= 0.67  
Available in:  
80 & 40LED Module



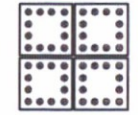
80 LED Module

Approximate Average Lumens - 4000K  
(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3541	50	41	5058	70-100	53	6567	100	81	8773	150-175
40	45	5997	70-100	66	8653	100-150	87	10995	175	134	14647	200-250
48	55	7046	100	81	10018	150-175	105	12600	200	160	17566	250
80	87	11622	175-200	131	16736	200-250	174	21235	400	266	28190	450-575
120	127	17405	250	195	24860	450	260	31592	575-750	396	43323	750-1000



**RZR** E.P.A.= 0.45  
Available in:  
48 & 24LED Module



48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S/10SP

## SPEC / ORDERING INFORMATION

MODEL	OPTICS	LED MODE			VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE			VOLTAGE	FINISH	OPTIONS
<input type="checkbox"/> RZR-G	<input type="checkbox"/> TYPE II PLED-II ..... <input type="checkbox"/> TYPE II FRONT ROW PLED-II-FR .....	<b>NO. LEDs</b> <b>RZR-G</b> <input type="checkbox"/> 120LED <input type="checkbox"/> 80LED	<b>DRIVE CURRENT</b> <input type="checkbox"/> 350mA <input type="checkbox"/> 525mA <input type="checkbox"/> 700mA <input type="checkbox"/> 1050mA	<b>COLOR TEMP - CCT</b> <input type="checkbox"/> NW (4000K)* *STANDARD <input type="checkbox"/> CW (5000K) <input type="checkbox"/> WW (3000K) CONSULT FACTORY FOR OTHER LED COLORS	<input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<b>STANDARD TEXTURED FINISH</b> <input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX 'T' WITH SUFFIX 'S' (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS	<input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR ..... HLSW <input type="checkbox"/> INTERNAL HOUSE SIDE SHIELD ... HS-PLED <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) .. PC+V <input type="checkbox"/> TWIST LOCK PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) .. TPC+V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY ... TPR <input type="checkbox"/> 7-PIN TWIST LOCK RECEPTACLE ONLY ... TPR7 <input type="checkbox"/> SINGLE FUSE (120V, 277V, 347V) .. SF <input type="checkbox"/> DOUBLE FUSE (208V, 240V, 480V) .. DF <input type="checkbox"/> STEP DIM MOTION SENSOR (PROGRAMMED 50/100) ..... MS-F211 <input type="checkbox"/> REMOTE MOTION SENSOR CONFIGURATOR ..... MS-FC10
<input type="checkbox"/> RZR	<input type="checkbox"/> TYPE II MEDIAN ILLUMINATOR PLED-II-ML .....	<b>RZR</b>					
<input type="checkbox"/> RZR-MAF*	<input type="checkbox"/> TYPE III MED. PLED-III-M .....	<input type="checkbox"/> 80LED					
<input type="checkbox"/> RZR-M	<input type="checkbox"/> TYPE III WIDE PLED-III-W .....	<b>RZR-M</b>					
<input type="checkbox"/> RZR-M	<input type="checkbox"/> TYPE IV PLED-IV .....	<input type="checkbox"/> 48LED					
<input type="checkbox"/> RZR-M	<input type="checkbox"/> TYPE IV PLED-IV-FT .....	<input type="checkbox"/> 24LED					
<input type="checkbox"/> RZR-M	<input type="checkbox"/> TYPE V NARROW PLED-V-SQ-N .....						
<input type="checkbox"/> RZR-M	<input type="checkbox"/> TYPE V MED. PLED-V-SQ-M .....						
<input type="checkbox"/> RZR-M	<input type="checkbox"/> TYPE V WIDE PLED-V-SQ-W .....						

\*DLC PENDING AS OF 7/17

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 PLED® Optical Module - 350mA	3,298 - 3,784	3,133 - 3,595	3,463 - 3,973	60,000+	-20°F	29	120 277	0.24 0.10
24	LED	24 PLED® Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120 277	0.34 0.15
24	LED	24 PLED® Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120 277	0.45 0.20
24	LED	24 PLED® Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120 277	0.68 0.30
40	LED	40 PLED® Optical Module - 350mA	5,585 - 6,408	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120 277	0.38 0.17
40	LED	40 PLED® Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120 277	0.55 0.24
40	LED	40 PLED® Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 PLED® Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120 277	1.12 0.49
48	LED	48 PLED® Optical Module - 350mA	6,562 - 7,529	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120 277	0.46 0.20
48	LED	48 PLED® Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120 277	0.68 0.29
48	LED	48 PLED® Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120 277	0.88 0.38
48	LED	48 PLED® Optical Module - 1050mA	16,360 - 18,771	15,542 - 17,832	17,178 - 19,709	60,000+	-20°F	160	120 277	1.33 0.58

RZR

80	LED	80 PLED® Optical Module - 350mA	10,824 - 12,419	10,283 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	60,000+	-20°F	130	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	60,000+	-20°F	257	120 277	2.22 0.96

RZR-G

80	LED	80 PLED® Optical Module - 350mA	10,950 - 12,564	10,403 - 11,936	11,498 - 13,192	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,735 - 18,054	14,948 - 17,151	16,522 - 18,957	60,000+	-20°F	129	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	20,074 - 23,032	19,071 - 21,881	21,078 - 24,184	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	27,651 - 31,725	26,268 - 30,139	29,033 - 33,311	60,000+	-20°F	266	120 277	2.22 0.96
120	LED	120 PLED® Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120 277	1.06 0.46
120	LED	120 PLED® Optical Module - 525mA	23,154 - 26,566	21,996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120 277	1.63 0.70
120	LED	120 PLED® Optical Module - 700mA	29,424 - 33,760	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 PLED® Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,368 - 48,611	60,000+	-20°F	398	120 277	3.33 1.43

- NOTES:**
1. Max Input Amps is the highest of starting, operating, or open circuit currents.
  2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZR-G models.
  3. System Watts includes the source watts and all driver components.
  4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with luminaire.  
Note: Surge suppressors are considered a perishable device.
  5. L70(10K) - TM-21 6x rule applied.
- WARNING:** All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

**Barnes, Jeff**

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**From:** Marilyn Dadey-Cutrufo <mdcutrufo@gmail.com>  
**Sent:** Friday, September 08, 2017 9:56 AM  
**To:** Barnes, Jeff; ktl@azdelpueblo.com  
**Subject:** Regarding case number 33-DR-2017

Jeff,  
Just a follow up to our visit regarding the Harper's Nursery property. I called Hayden Virginia LLC today 9/8/2017 and left a message. My intention is to express our concerns also regarding:

- \*What are the plans to control any vermin or insects during demolition and clean up of the property?
- \*It is important that all the existing trees at the property line boarding the alley not be cut down. It is my understanding that current site plans do not include these trees. Without them we will have no privacy barrier between the condos and our property. This also impacts all 5 properties that border Harper's. After speaking to our neighbors that too have expressed concern.
- \* Are condo patios flush with the wall of the building rather then protruding?

We understand that the height of the condos are with in the R-5 parameters nevertheless we are very concerned about maintaining our home and privacy as we have for the past 29 years.

Sincerely,  
Frank Cutrufo and Marilyn Dadey-Cutrufo  
2536 N. 80th Pl  
Scottsdale, AZ 85257  
480-229-3650